010.0	0005	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	649,800 / 649,800
					USE VALUE:	649,800 / 649,800
					ASSESSED:	649,800 / 649,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		POND TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BAER STEPHEN & CHRISTINE
Owner 2:	
Owner 3:	
Street 1:	7 POND TER
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NOHRDEN STEPHEN & EMILY -
Owner 2:	-
Street 1:	14 OLD CAMBRIDGE TPKE
Twn/City:	LINCOLN
St/Prov:	MA Cntry:
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 4,047 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1905, having primarily Wood Shingle Exterior and 1196 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4047.000	260,000		389,800	649,800
Total Card	0.093	260,000		389,800	649,800
Total Parcel	0.093	260,000		389,800	649,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 543.54 | /Parcel: 543.5

Legal Description

User Acct 8459

GIS Ref

GIS Ref

Insp Date 07/18/17

Entered Lot Size

Total Land:

Land Unit Type:

!959!

PREVIOUS ASSESSMENT

Parcel ID 010.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	260,100	0	4,047.	389,800	649,900	649,900	Year End Roll	12/18/2019
2019	101	FV	220,300	0	4,047.	414,200	634,500	634,500	Year End Roll	1/3/2019
2018	101	FV	134,000	0	4,047.	302,100	436,100	436,100	Year End Roll	12/20/2017
2017	101	FV	97,300	0	4,047.	263,100	360,400	360,400	Year End Roll	1/3/2017
2016	101	FV	97,300	0	4,047.	224,100	321,400	321,400	Year End	1/4/2016
2015	101	FV	97,300	0	4,047.	219,300	316,600	316,600	Year End Roll	12/11/2014
2014	101	FV	97,300	0	4,047.	180,300	277,600	277,600	Year End Roll	12/16/2013
2013	101	FV	97,300	0	4,047.	171,500	268,800	268,800		12/13/2012

PRINT

Date	Time
12/10/20	16:39:22

LAST REV

Date	Time
05/23/18	13:27:01

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 959

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NOHRDEN STEPHEN	1510-40		6/22/2017		705,000	No	No		
MC KEWEN GEORGE	1352-50		4/11/2008		281,000	No	No		
	638-147		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	8459
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2017	Inspected	DGM	D Mann
1/22/2009	Meas/Inspect	294	PATRIOT
10/20/1999	Inspected	3	
9/27/1999	Mailer Sent		
9/27/1999	Measured	243	PATRIOT
8/26/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4047		Sq. Ft.	Site		0	80.	1.20	1			Access	-10					389,816						389,800	

Total AC/HA: 0.09291 | Total SF/SM: 4047 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 389,816 | Spl Credit | Total: 389,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1905	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	P		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.97519952
Adj $ / SQ:	171.148
Other Features:	77420
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	319441
Depreciation:	59416
Depreciated Total:	260025

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	5	BRs:	2	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

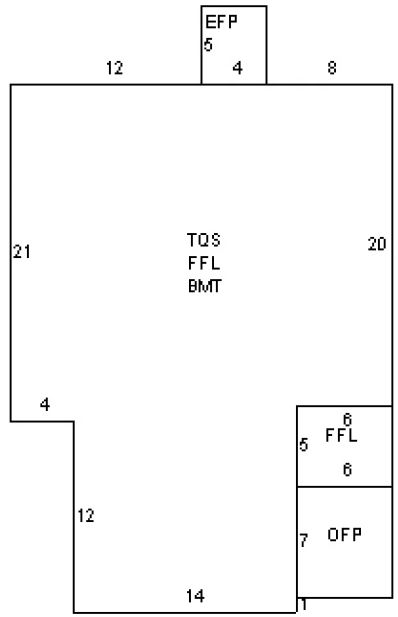
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	171.15
Special Features:	0	Val/Su Net:	135.14
Final Total:	260000	Val/Su SzAd	217.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	696	171.150	119,119
BMT	Basement	666	51.340	34,195
TQS	3/4 Story	500	171.150	85,488
OFP	Open Porch	42	42.910	1,802
EFP	Enclos Porch	20	70.800	1,416

Net Sketched Area:	1,924			Total:	242,020
Size Ad	1195.5	Gross Are	2090	FinArea	1196

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

010.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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